

Buildable Lands Inventory

Commercial and Industrial Land

Figure 1

Land Value to Improvement Value of 1.25 :1

Legend

- CBD

CI

COM

IP

LI
- SC

TC

Beaverton City Boundary

Streams (with 50 Foot buffer)

City of
Beaverton

Scale 1" = 3500'

0.5 0 0.5 1 Miles



Sources:

City of Beaverton Community Development Department - September 2000
Washington County GIS - Current as of August 2000
Metro's Regional Land Information System (RLIS) - Current as of August 2000

Notes:

This map represents the best available data at the time of publication. While every effort has been made to insure its accuracy, the City of Beaverton assumes no responsibility or liability for any errors or omissions.

Also, it should be noted that this map specifically identifies all commercial and industrial properties in the City of Beaverton which meet the land to building value ratio specified above. Exceptions were considered however, and properties were excluded where topographic or environmental constraints would prohibit development of the property. In such cases, properties were withdrawn on a case-by-case basis. Publicly owned parks and school lands were also excluded.

It should also be noted that the redevelopment potential of some of these properties may be questionable. Some vacant properties may have access or site configuration constraints that make them difficult to develop. Also, some properties that met the initial redevelopable criteria may have little likelihood of actual redevelopment. This would include properties where products sold from the site are high enough to offset disproportionate land costs. Such is the case with properties supporting gas stations and auto dealerships. Various Tri-Met Park & Ride facilities were also included in this inventory in recognition of the fact that transfer of ownership and use could possibly occur at sometime in the future.

Lastly, the information displayed on this map reflects year 2000 data and does not consider some of the assumptions made in the 1996 Buildable Lands Analysis. Conclusions drawn from this source may therefore differ from conclusions made from the original analysis.

Comp Description	# of Parcels	Acres
CBD	165	82.39
CI	20	54.40
COM	217	176.58
IP	12	16.63
LI	24	56.46
SC	15	117.59
TC	14	115.31